

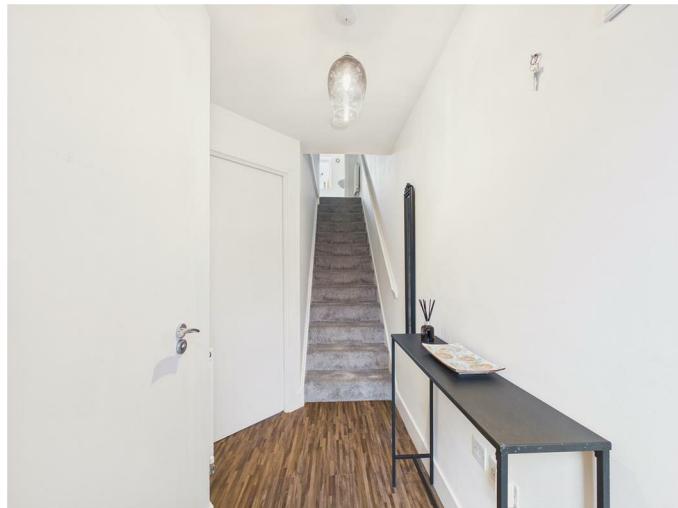
## 19 July Courtyard The Staiths, Gateshead, NE8 2DY

Offers Over £185,000

Nestled in the sought-after area of The Staiths, Gateshead, this well-presented semi-detached house on July Courtyard offers a delightful blend of comfort and modern living. The property boasts a spacious layout, beginning with an inviting entrance hallway adorned with stylish LVT flooring.

The ground floor features a convenient w/c and an open plan living, dining, and kitchen area that is perfect for both entertaining and everyday family life. The kitchen is equipped with an integrated oven and a gas on glass hob, complemented by mood lighting that creates a warm and welcoming atmosphere. French doors lead from this space to the rear garden, seamlessly connecting indoor and outdoor living. As you ascend to the first floor, you will find a landing with a built-in storage cupboard, providing practical solutions for your belongings. The main bedroom is a true retreat, complete with an en-suite shower room for added privacy. Two additional bedrooms offer ample space for family or guests, alongside a well-appointed family bathroom with shower over the bath. Outside, the property benefits from gardens both at the front and rear, providing a lovely outdoor space to enjoy. Additionally, there is allocated parking available, along with ample visitors parking for your guests. This charming home is a must-see, and viewings are highly recommended to fully appreciate its many features and the lifestyle it offers. Don't miss the opportunity to make this lovely property your own.

## ENTRANCE HALLWAY

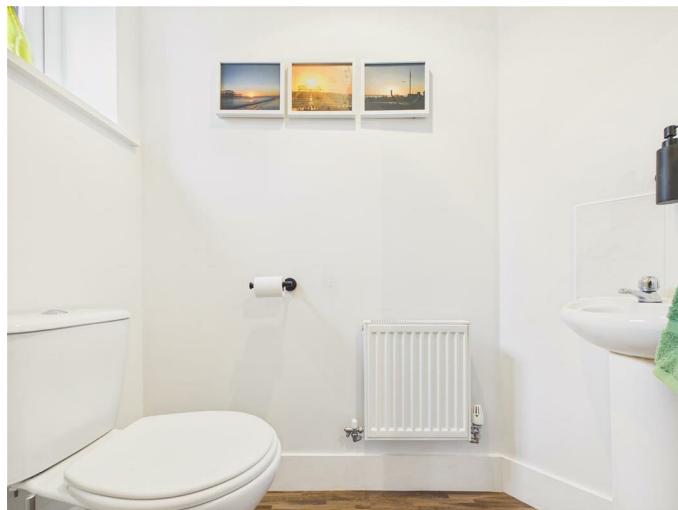


## BEDROOM ONE

11'11" x 9'7" (3.64m x 2.94m)



## GROUND FLOOR W/C



## EN-SUITE SHOWER ROOM



## OPEN PLAN LIVING/DINING/KITCHEN

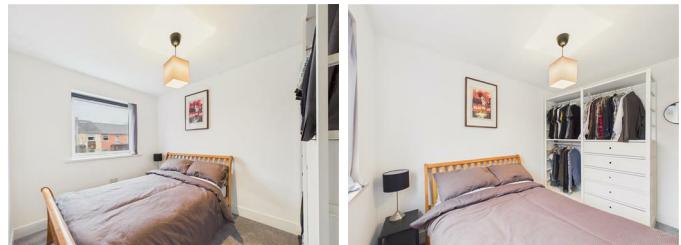
25'5" x 15'7" red to 12'7" (7.75m x 4.77m red to 3.84m)



## FIRST FLOOR LANDING

## BEDROOM TWO

10'7" x 9'6" (3.24m x 2.92m)



## BEDROOM THREE

7'8" x 7'6" (2.34m x 2.29m)



## FAMILY BATHROOM

7'1" x 5'11" (2.18m x 1.82m)



## EXTERNAL



## ALLOCATED AND VISITORS PARKING

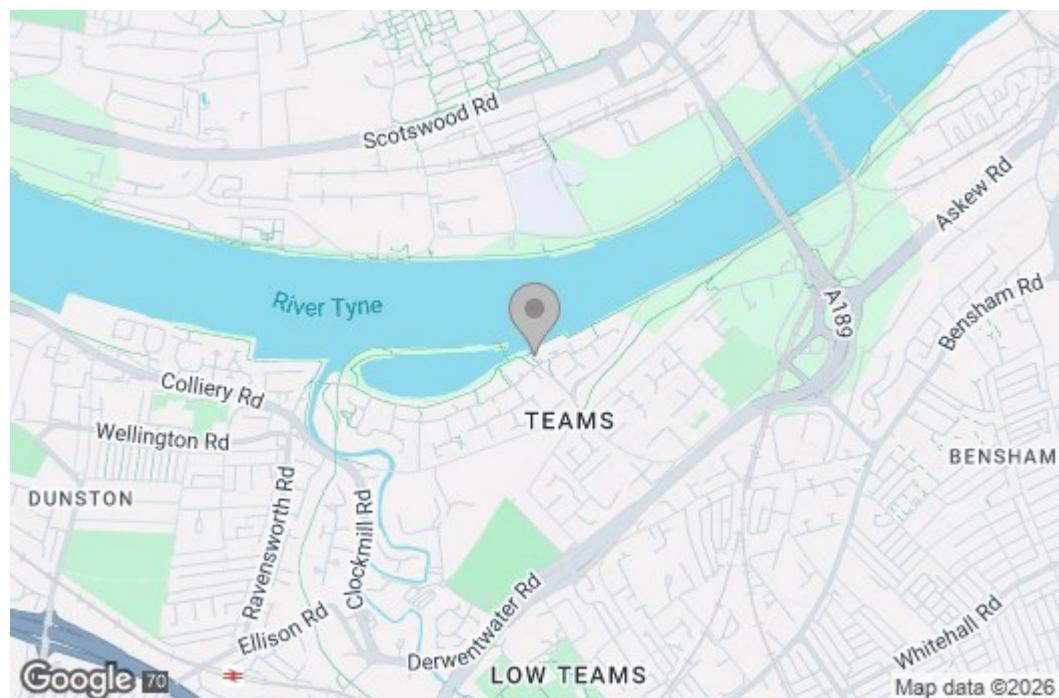
### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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